

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
MINUTES**

**Tuesday, March 10, 2009
Oak Grove Middle School Library
7:30 pm**

m/03/10
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MAR 17 2009
DEPARTMENT OF PLANNING
AND LAND USE

1. **Call to Order Dan Kjonegaard**, Chair, called the meeting to order at 7:30 p.m.
2. **Roll Call: Present:** Dan Kjonegaard, James Talbot, Judy Bohlen, Steve Wragg, Linda Ivy, Janice Grace, Krishna Toolsie, Dan Neirinckx, Earl Katzer, Janet Mulder, Richard Wright, Wythe Davis

Excused: Frank Hewitt, Randy White,
Absent: Martin Muschinske,
3. **Motion to approve the Minutes for February 24, 2009 and Agenda for March 10, 2009 with thanks Judy Bohlen for taking the minutes. Motion carried unanimously.**
4. **OPEN FORUM - Opportunity for public to speak - limit 3 minutes.**
 - a. **Wythe Davis will be absent at the next meeting.**
 - b. **Richard Wright reminded us that this Saturday the plant sale will take place at Cuyamaca College.**
 - c. **Jim Talbot announced that April 18 there would be a chili cook-off contest at Simpson's Nursery. Applications can be picked up from any member of Kiwanis. Also there will be car club show. Funds will be used by Kiwanis for scholarships for high school students from our area.**
 - d. **Bill Davis, informed us that the Sunrise Power Line is going to go through the Deerhorn Valley with lines and towers in a 200 foot right of way now and then another one to follow within ten years according to his information. The placement of the line running through the corner of Jamul has been approved by Department of Energy and we will need to watch it. Dan Kjonegaard said that the project had been approved by the CPUC and the corridor will exist.**
 - e. **Dan Neirinckx reviewed the Zoning Change for Meteorological Testing Facilities and the BOS approved and allowed it to be approved through an Administrative Permit, which will be good for three years and then the towers must be taken down. Setbacks are the same as the main building on the property and notification is 300 feet or a minimum of 20 people.**
6. **San Diego Gas and Electric Subcommittee Update – Linda Ivy** reported SDG&E that they looked at several sites and **Joe Zulauf** told us that site 12 was not viable as it was private property. They focused on sites 13 -19 in Proctor Valley, and stated that Otay Village 3 owns sites 13, 18 and 19 – However **Dave Buller**, local realtor, said he believed they are “bank owned”. Sites 14, 15 16 and 20 are all part of the expired SPA known as Hidden Valley and **Joe Zulauf** talked with **Joe LaCava**, owner, and he stated he did not feel they would be interested in selling to SDG&E for a substation.

Site 17 is private property owned by "**Hodges**", but they feel it is too far off the main road. Site 13 will be re-looked at by them as it is now entitled "**Bank owned – foreclosure deed**" and they missed it and will report back. **Joe Zulauf** also said he would re-look at site 16 as well, but did not find a really willing seller. Site 18 and 19 will be re-looked at by them as it is titled Open Space zone and will check on it to see the significance of the Open Space Zone Overlay. Dan Neirinckx will also check on the designation of Open Space Zone Overlay and get back to us.

The sub-committee also asked SDG&E to relook at our sites 9 and 10 which are located near the intersection of Highway 94 and Melody Lane.

Joe Zulof asked us for documentation that there will be a light at Melody Lane and it will be a controlled intersection. We will ask **Steve Wragg** to make sure that Joe gets the information. **Can Truong** said that as long as we are working together on finding a site, then we can negotiate extending the target date beyond the April 30, originally told to us. They stated that the target date they had originally proposed could be extended as we were working together to come up with a site.

6. **County of San Diego – proposed replacement of fire stations at Deerhorn Valley, Lawson Valley, Lee Valley and Dulzura in our area.** **Dan Kjonggaard** introduced **Deena Raver** who pointed out that this proposal would affect 30 fire stations and be funded by Joint Stimulus Project Plan. They have only 120 days to get this through the approval process and would need to go without site plan review. **Head of DPLU** has stated that they would be able to build the stations with site plan waiver with the approval of Planning Groups ahead. Goal is to get 50 years use out of each of the stations. The Deerhorn Station would have an additional 2000 square feet including living quarters added. The Dulzura fire station would be 4800 square feet. They need to find a piece of property in Lawson Valley and Lee Valley that would house the two fire stations. **Linda Ivy** asked about using eminent domain to get the station in Lawson Valley rather than vacating the area. **Deena Raver** showed us the drawings for the new Harbison Canyon fire station and then a photograph of the completed project, which looked very similar. She suggested that we drive by the Harbison Canyon Fire Station and look at it and see the design for ourselves. **Richard Wright** complimented them on their trying to cut through the red tape, but asked about the ongoing cost not only of maintenance, but also with the number of people living there. **Steve Allen, Cal Fire**, stated that County covers the reserve stipend stations employees. **Deena Raver** reminded us that the new buildings would be more energy efficient and therefore cost less to run. **Dan Neirinckx** asked who would be looking at the stations and make sure each one meets all of the requirements. **Deena River** stated that the review will be made in-house and be sped up by the County according to their agreement. **Janet** asked if we are setting a precedent of granting permits without site plan review by the Planning Groups' input. **Deena** said no. **Jim Talbot** stated his concern about Lawson Valley and asked if they had property in mind. **Deena** said that they need at least 8 acres and would like to have any help finding land that would encompass both areas of Lawson Valley and Lee Valley. **Jim Talbot** stated that he did not want to have them spend the money as it comes right out of the taxpayers' pockets. **Steve Allen** stated that we would have to have adequate fire stations. **Steve Wragg** worked with them on the Harbison Canyon Fire Station and explained that the Community would lose the ability to comment on the site plan. He suggested that if we have some things we feel are extremely important, we could have them write it into their RFP so that the contractors would need to follow the

conditions we set down. **Richard Wright** suggested that we designate a member of this Planning Group to work in the process in the early stages of this project for this set of projects. **Marty Musinsche** asked if they had refined their criteria for a station in Lawson Valley and asked if there would be problems of people not wishing to serve in the old station if a new one is built that would be nicer and more convenient. Each station would cost about 1.5 million dollars. All fire stations would be solar powered with photo voltaics which would mean that in an emergency they would still have power. This Cal Fire plan would also encompass a new training facility on San Miguel Fire Station. **Deena** said that some of the Planning Groups have asked for another look as they get closer to completion of the drawings. **Bill** asked about groundwater requirements and **Deena** stated that they will do research on the groundwater and be able to assure the County that it would be viable and not deplete the groundwater in the area. **Gene** asked when does the 120 day start that they have to work on the projects. **Deena** said that it will be in May at some point but the RFP, possible land acquisitions, etc. will need to be done before that date. **Dan Kjongegaard** asked what the other Planning Groups suggested. **Deena** stated that some had asked to be in the loop before the RFP went out to bid. **Janet** asked if the Planning Group could designate a person to serve with them during the planning phase and **Deena** assured us that they would welcome the input.

Richard Wright moved we sign the waiver but with the proviso that one of our members be designated to work with the County Fire Authority to establish the RFP requirements. Motion carried: 11, Yes; 1, No (**Katzer** – concerns about ongoing cost); 0 Abstained.

Dan Kjongegaard volunteered to be the designated representative of our JDCPG working with **Deena Raver** on this RFP.

7. **Jamul Indian Village Casino Status Report and Recommendations – no comments.**
8. **General Plan Update: - Dan Neirinckx would like to have a subcommittee meeting 6:00- on March 17 at Oak Grove library to review the changes that the County has recommended to bring our plan into compliance with the County's General Plan. The previous comments from the Planning Groups were adopted for the most part by the County and will be incorporated into their General Plan. Marty Musinsche** asked about the Ag zoning as he said it was "going away". **Dan** said that the Ag Element is not part of the new General Plan but that the Agriculture will be part of the Open Space designation. The Ag zoning will be replaced by Rural and Semi-rural Use. **Dan Neirinckx** said that they are not removing the ability to use the land for agriculture, but are defining it differently and calling it different names. **Marty Musinsche** asked will the new zoning lower the allowed number of animals that agriculture now has. **Dan** will check on the regulations.

9. **JDCPG OFFICERS'S ANNOUNCEMENTS AND REPORTS**

- a. All Planning group members need to attend one of the Training Sessions which will be held from 10 – 1 on the following dates and locations -
March 20 – Ruffin Road, March 21 – Wells Park and March 28 Escondido.

- b. Form 700 needs to be turned into the Registrar of Voters before April 1 by all members.
- c. **Dan Kjonggaard** will ask **Mark Watton** of Otay Water to do a presentation on the Otay Water Board's policy on the drought, what stage we are in, what will the different stages mean to the customers, upon what the tiered costs are based, and will there be penalties? In addition we want to find out the status of 1296-3 Reservoir and the 1485-1 Pump station. **Richard Wright** also asked him to include information on status of the use of recycled water.
- d. **TPM 21060RPL – Hamilton Final Notice of Approval – given to Marty Muschinske to review and report back.**
- e. **Planning Commission Meeting Friday, March 13 – nothing in our area**
- f. **San Diego County Traffic Advisory Committee March 20 – nothing in our area.**

Dan Kjonggaard adjourned the meeting at 7:58 p.m. reminding us that the next regular meeting is **Tuesday, March 24, 2009 at 7:30 PM at OAK GROVE MIDDLE SCHOOL LIBRARY**

Respectfully submitted,
Janet Mulder, Secretary

PLEASE NOTE:

**General Plan Sub-Committee will be meeting on Tuesday, March 17, 2009
6:00 p.m. at Oak Grove Middle School**

**SDG&E Substation Subcommittee will meet on
Tuesday, March 24, 2009 - 6:00 before regular meeting,
Oak Grove Middle School Library**